

Executive Summary of Application BUN60353138 (prepared by Auckland Council)

Ryman Healthcare Limited propose to establish a comprehensive care retirement village at 223 Kohimarama Road and 7 John Rymer Place, Kohimarama. The proposed development will comprise of a main building (Building B01) with basement parking, five separate apartment building blocks (Buildings B02 to B06) grouped around a podium with basement parking (Building B07).

The podium provides pedestrian access (internally and externally) to its basement parking and Buildings B02 to B06 via stairs and two lifts and Building B01 via a tunnel. Due to the varied contours of the site, the buildings are designed to generally follow the natural contours in a 'stepped' fashion, with varied above-ground and below-ground basement levels. The graduating heights of the buildings across the site range from about six to three above-ground levels.

Building B01 will be located at the north eastern end of the site, closest to Kohimarama Road. It will house the village centre and a range of living options, including assisted living, hospital and dementia care facilities. Building B01 steps down the site from the north west to south east.

The Village will include the following:

- 98 care rooms, all of which will be in Building B01;
- 75 assisted living suites, all of which will be in Building B01;
- 123 apartments, comprising:
 - o 12 one-bedroom apartments;
 - o 69 two-bedroom apartments; and
 - o 42 three-bedroom apartments;
- 192 car parks;
- 2 van parking spaces; and
- 15 bicycle parks.

Access to the Village will be provided by a primary access from John Rymer Place and a secondary access from Kohimarama Road. The internal accessway (private road) separates Building B01 from Buildings B02 to B07 and provides access to the main entrance of Building B01 and the car parking areas (192 in basements and 2 on-grade). The service area for the proposed Village in Building B01 are also accessed via the accessway.

The existing watercourse within the site will be realigned to the east of Building B01 and adjacent to the boundary with those properties along Kohimarama Road. The realignment will daylight piped sections of the existing watercourse and extent its length by a further 104 m. The realigned watercourse will convey stormwater from the upstream catchment, as well as the stormwater from the proposed Village. A stormwater storage tank is proposed to be construction under the floor of Building B01.

The construction period for the Village is expected to be approximately 36 to 42 months and is likely to be undertaken in four stages. Earthworks will comprise excavation of approximately 52,874m³ of cut and approximately 5,750m³ of fill over the entire site with the exception of the north-western vegetated area. The proposed significant excavations for the construction of the basements requires groundwater diversion and dewatering.



Figure 1: Site layout plan



Figure 2: Site elevations